



4.39 Acres/1.8 Hectares

US 183 is one mile/1.6 km east

Utilities

Walgreen's anchored shopping
center with pad sites

Zoning - General Commercial

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**4.39 Acres/1.8 Hectares
Commons at Crystal Falls**

Site 18

Property				
Total Acreage: 4.39 acres/1.8 hectares (SITE)			Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. T	
Location				
City: Leander			County: Williamson	
Address/Directions: 901 Crystal Falls Parkway and all-or-part of the NE corner of Crystal Falls and Bagdad Road (behind Walgreen's)				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: .85 miles/1.4 kilometers east			Type of Zoning: General Commercial	
Distance to Interstate Highways: 14 miles/22.5 kilometers east				
General Site Information				
Previous Use of Site: Greenfield		General Condition: Excellent		Dimensions: 505 x 326 feet/154 x 99 meters (includes entire site location)
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes			Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: 1.477 acres/.59 hectare and 1.052 acres/.43 hectares
Improvements				
Road Distance to Rail: 1 mile/1.6 km east		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: retail development located in-and-around the 14,475 square foot/1,345 square meter Walgreen's completed in 2006		
Fenced: No		Landscaped: Yes		
Located within an Industrial Park: No		Type of Business: Office, Retail		
Deed Restriction(s): Yes, available upon request		Covenants: Yes, available upon request		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 8, 16, 18 inch/20.3, 40.6, 45.7 cm Pressure: 88 psi/607 kilopascal		Sewer - Size of Nearest Line: 6 inch/15.2 cm
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (830) 868-6041	Facs: (512) 268-0328	Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 6 inch/15.2 cm		Pressure: Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709	Facs: (512) 746-5807	Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Jim Ross	Phone: (512) 418-4477	Facs: (512) 418-4470	Email: jim@talismangroupinc.com	Web Site: www.TalismanGroupInc.com
Sales Price: Negotiable on the pad sites and not applicable on the shopping center			Lease Price: \$24.00 NNN on the shopping center and not applicable on pad sites	
Comments: Leasing for family-friendly retail/office center developed next door to Walgreen's on one of Leander's major corners. Close proximity to four schools, upscale neighborhoods and major arterials. High traffic counts. Have 1,200 square feet/111 square meter for office and 2,421 square feet/225 square meter fully equipped restaurant. Existing tenants are State Farm Insurance and Sylvan Learning Center.				

City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.